



LAWRENCE ROONEY  
ESTATE AGENTS

14 Marsh Way  
Penwortham  
Preston  
Lancashire  
PR1 9PL



Modern quarter style house offered for sale with NO CHAIN DELAY. Perfect as a first time buy this property affords a convenient location within easy reach of amenities and transport links. The well maintained accommodation is arranged over ground and first floors briefly comprising: reception room, kitchen, landing, double bedroom and modern shower room. Outside driveway for off road a parking and a paved side garden area. This property has double-glazing and heating is by way of economy seven. Early viewing is highly advised.

£125,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

**Reception**

15' 5" x 13' 6" (4.70m x 4.11m)  
 (L-Shaped Max measurements)

External front door, front and side elevation windows, spiral staircase to the first floor, storage heaters and laminate flooring. Opening through to:



**Kitchen**

6' 8" x 5' 9" (2.03m x 1.75m)

Range of fitted units with work surfaces to complement, inset sink/drain, space for appliances, laminate flooring, tiled splashbacks and front window.



**Landing**

Access to the first floor.

**Bedroom**

7' 8" x 13' 6" (2.34m x 4.11m)

Spacious bedroom with a front elevation window and built in storage.



**Shower Room**

7' 4" x 6' 0" (2.24m x 1.83m)

Modern three piece shower room fitted with a white three piece suite comprising: corner shower cubicle, pedestal wash hand basin and low level W.C. Frosted front window, tiled to complement and ladder towel radiator.

**Outside**

To the front block paved driveway offers off road parking, gravel section and a raised planted border. At the side a paved yard area enclosed with timber panel fencing.

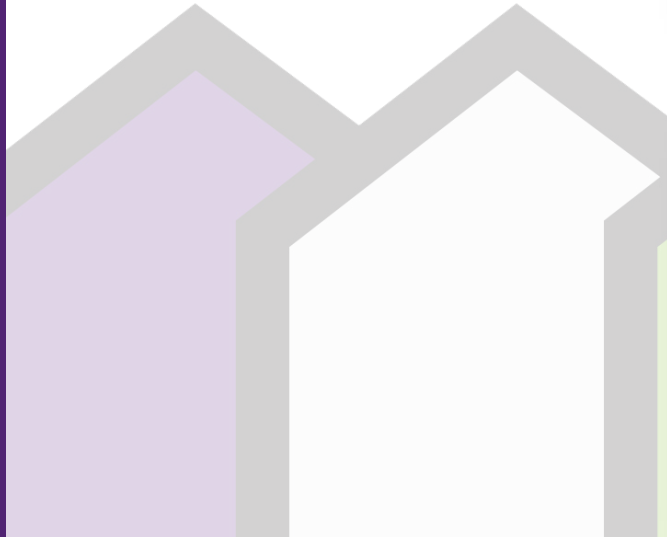


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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